

City of Taylorsville
Planning Commission Work Session
Minutes
Tuesday – May 24, 2005 – 6:00 P.M.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission

Angelo Calacino, Chair
Kristie Overson
Blaine Smith
Ted Jensen
Aimee Newton
Phil Hallstrom
Dama Barbour
Joan Rushton-Carlson

Community Development Staff

Mark McGrath, Director
Michael Maloy, City Planner
Dan Udall, City Planner
Nick Norris, City Planner
Jean Gallegos, Secretary/Recorder

PUBLIC: Leatasina Falatea

[18:04:07](#)

WELCOME: **Commissioner Calacino** welcomed those present, explained the procedures to be followed this evening and opened the meeting at 6:00 p.m.

HOME OCCUPATION

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1. 16H05 **Leatasina Falatea, 3327 West Bitterroot Drive (4820 South)** - Family Child Day Care (Nick Norris/City Planner)
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[18:05:16](#)

1.1 **Mr. Norris** oriented on the site plan, aerial map and images. Applicant is requesting a Class D2 Home Occupation Conditional Use Permit to operate a Family Day Care from her home for up to seven children per day, Monday through Friday. Proposed hours of operation are 6:30 a.m. to 6:00 p.m. **Staff recommends approval subject to the following conditions:**

- 1.1.1 The applicant receives approval and remains compliant with all applicable reviewing agencies.
- 1.1.2 The applicant adheres to and remains compliant with Taylorsville Ordinances 13.57.050 Operational Requirements and 13.57.057 Specific Operational Requirements—Class D Home Occupation.
- 1.1.3 That the hours of operation are from 6:30 a.m. to 6:00 p.m., Monday through Friday.
- 1.1.4 That the outdoor play area be used no earlier than 8:00 a.m.
- 1.1.5 That no more than eight children, including the caregiver's own children under six and not yet in full day school, attend the day care.
- 1.1.6 That the child drop off area be located in the driveway and that a safe means for the children to access the dwelling be provided.
- 1.1.7 The day care does not detract from the residential character of the dwelling.
- 1.1.8 That only a name plate sign, attached to the main building and no larger than three square feet be allowed.
- 1.1.9 The conditional use permit is reviewed upon substantiated or unresolved complaint.

1.2 **DISCUSSION:**

1.3 **APPLICANT ADDRESS:** **Leatasina Falatea** was present. [18:08:05](#) **Commissioner Newton** asked her about the fact that there have been complaints of many cars being parked in the area and she was concerned about

the safety of the children. **Mrs. Falatea** replied that the children are always in the house or in the back yard; never allowed to be out front. **Commissioner Newton** said she was concerned because Bitterroot Drive is very narrow and asked Mrs. Falatea if most of the children come in the same vehicle or are dropped off sporadically. **Mrs. Falatea** replied that she is caring for four children already in the home and there are three others who come in different vehicles. **Commissioner Overson** counseled Mrs. Falatea that the driveway must be kept clear so that the vehicles dropping off the children may pull in there and that they may not be dropped off in the street. **Mrs. Falatea** advised that the driveway is always clear because her husband parks his vehicle on the side of the home and she has informed the parents that they must use the driveway.

1.4 **SPEAKING:** None.

1.5 **CLOSED PUBLIC COMMENT PORTION AND OPENED FOR COMMISSION DISCUSSION OR A MOTION.**

- 1.6 **MOTION:** [18:11:57 Commissioner Overson](#) - Based on the testimony heard this evening and finding of facts in the staff report, I move we approve File #16H05.
SECOND: [Commissioner Barbour](#)
VOTE: All Commissioners voted in favor. Motion passes unanimously.

DISCUSSION ITEM

2. Discussion Concerning Form Based Zoning.

2.1 **Mr. McGrath** made the presentation on Form Based Zoning. [18:12:53](#). He discussed the three articles as being pertinent to the presentation: "Design Based Code", "Form-Based Development Codes" and "Form, Character and Context in Jefferson County, Kentucky". Staff will be seeking funding from the City Council next year for a comprehensive Zoning Ordinance re-write that would probably take into consideration consolidating the Subdivision Ordinance, Highway's Ordinance and Zoning Ordinance into one unified development ordinance. The timing for this change is appropriate now due to the recent major change in State Laws under the LUDMA amendments and because the City is finishing up the General Plan re-write. The existing Zoning Ordinance has exhibited numerous inconsistencies that need to be fixed in order to create the type of community wanted here in Taylorsville. He also played an audio tape discussion prepared by the American Planning Association on Form Based Zoning that lasted an hour and a half.

MOTION: [20:04:40](#) By motion of **Commissioner Barbour**, the meeting was adjourned at 8:05 p.m.

Respectfully submitted by:

Jean Gallegos, Administrative Assistant to the
Planning Commission

Approved in meeting held November 8, 2005.